

COMMONWEALTH OF MASSACHUSETTS

CITY OF LOWELL

In City Council

VOTE

Authorizing the City Manager to execute a Temporary Access Agreement from the City of Lowell to Broadway Street Holdings, Inc. relative to 234 Mount Vernon Street, 268 Mount Vernon Street and 5 Farnham Street, also known as the Soucy site.

The City of Lowell owns property at 234 Mount Vernon Street, 268 Mount Vernon Street and 5 Farnham Street, Lowell, and

Broadway Street Holdings, Inc. has requested access to said property for the purpose of performing environmental remediation work.

A Temporary Access Agreement for such purpose is needed.

BE IT VOTED BY A TWO-THIRDS VOTE OF THE CITY COUNCIL OF THE CITY OF LOWELL, as follows:

That the City Manager be and she is hereby authorized to execute a Temporary Access Agreement between the City of Lowell and Broadway Street Holdings, Inc., its employees, agents and contractor's relative to property at 234 Mount Vernon Street, 268 Mount Vernon Street and 5 Farnham Street, also known as the Soucy site for the purpose of performing environmental remediation work, all as more fully described in the form, or substantially the form, attached hereto.

TEMPORARY ACCESS AGREEMENT

This Temporary Access Agreement is entered in as of the ____ day of _____, 2019 by and between the CITY OF LOWELL (the "City"), a Massachusetts municipal corporation, owner of the properties located at 234 Mount Vernon Street, 268 Mount Vernon Street, and 5 Farnham Street (also known as the Soucy Site) in the Acre Urban Revitalization and Development Plan Area, in said Lowell and Broadway Street Holdings, Inc. ("BSH"), 706 Broadway Street, Lowell, Massachusetts 01854.

Whereas, BSH has requested access to City-owned property as depicted in Exhibit "A" ("Property" or "City Property") for the purpose of performing environmental remediation work (hereinafter "Work");

and

Whereas, the City is willing to grant access to the property as shown in Exhibit "A" to BSH and its environmental remediation contractor for the purpose of performing environmental remediation work, the scope of which is set forth in a remedial action plan ("RAM Plan") and any amendments thereto during the period from _____, 2019 through _____;

Now, therefore, in consideration of the mutual promises contained herein and other good and valuable consideration, the Parties hereby agree as follows:

1. The City hereby grants to BSH, its employees, agents, and contractors, access onto the Property for the purpose of performing environmental remediation work, subject to the terms and conditions set forth herein.
2. BSH will be providing a remediation action plan for all environmental remediation work (the "RAM Plan") for review by the City prior to the start of work. Access to the City Property by BSH to perform the Work is contingent upon the City's receipt and approval of the RAM Plan and no access nor Work shall occur until said approval. Upon approval by the City, the RAM Plan will be initialed by both parties and be attached to and become a part of this Agreement. In addition, BSH has provided a May 28, 2019 letter from The Edge Group, Inc. responding to questions propounded by the City with respect to the RAM Plan as well as a Soil Management Plan, which documents are also attached and made part of this Agreement. All environmental remediation Work will be done in compliance with the approved RAM Plan. Any material (non-minor) changes to the Work on the Property from that set forth in the RAM Plan will be required to be reviewed and approved by the City prior to performing the additional Work (non-material would relate to minor field adjustments that do not require modification of the RAM Plan). In the event the RAM Plan is modified, BSH shall immediately notify the City and provide the modified plan to the City. Any and all changes in the scope of Work affecting the City's Property that arises from the modified plan must be approved by the City prior to BSH undertaking the Work and BSH shall provide the City with a schedule for the performance of the Work.
3. BSH shall be responsible for the safety and security of the site during the Work of its employees, agents, and contractors on the site. At the end of each day when such Work occurs, BSH shall secure the site in such manner as is presently maintained as shown in the photographs to be attached hereto. In the performance of all environmental remediation work, any stockpiling of soil

or other remediation related activities occurring at the Property shall be performed in a customary workmanlike manner in compliance with all applicable Department of Environmental Protection (DEP) rules and regulations; and the stockpiling on the City Property shall only be undertaken pursuant to the plan annexed hereto.

4. BSH shall obtain all necessary permitting, approvals, and authorizations, specifically required for the Work.
5. BSH shall secure the site and restrict public pedestrian and vehicle traffic onto the site throughout the period of time that the Work is ongoing until the time the Work has been completed. BSH shall stage the equipment for the Work according to the plan and schedule annexed hereto as Exhibit .
6. BSH and its contractors, employees and representatives shall not interfere with, impede or deter the City's access, work and activities on the site at any time.
7. BSH shall restore the site to its original condition upon completion of the Work unless otherwise approved by the City. In the event the City's Property is not conveyed or transferred to BSH for any reason, BSH shall restore the currently paved area to its condition prior to the Work, in the event the paving is damaged or removed.
8. BSH shall provide to the City's Environmental Officer one (1) hard copy and one (1) electronic copy of the RAM Plan and any other materials submitted to DEP in connection with the environmental remediation Work.
9. BSH and the City acknowledge that the City makes no representations or warranties regarding the condition or safety of its property and that entry upon the property is at the risk of BSH and its employees, agents, and contractors. The City shall not be responsible for any personal injury or property damage suffered by any party or person that arises in any way out of the activities contemplated in this Agreement, except to the extent that such injury or damage is a direct result of gross negligence of the City, and subject to the limits and restrictions set forth in MGL Chapter 258. BSH agrees to purchase and maintain a public/ liability insurance policy in the amount of \$250,000 for injury to one person and or property and the amount of \$500,000 for injury to more than one person and or property naming the City as an additional insured.
10. This agreement shall in no way grant BSH access into any buildings on land currently owned by the City.
11. BSH agrees to defend, indemnify and hold the City, its officers, officials, agents and employees harmless from and against any suits, claims, actions, costs, expenses, fees, liability, losses and damages that may be asserted against, imposed upon, or incurred by the City, its officers, officials, employees and agents, as a result of, relating to, or arising from any act or omission of BSH or its employees, agents, and contractors that is directly associated or in connection with the grant of access as set forth herein.
12. The City shall not be responsible or liable for any new reportable conditions discovered as a result of or arising from the Work. BSH shall be solely responsible for all costs and fees related thereto, including the costs of assessment and remediation, and BSH shall indemnify and hold the City harmless as to any claims, damages, fees and costs.

13. In the event any wells on the City Property are damaged or removed as a result of the Work, BSH shall provide a list of removed and damaged wells along with a plan and schedule for their replacement if the LSP determines that said well(s) are necessary for future assessment and/or remediation.

IN WITNESS WHEREOF, the Parties have executed this Agreement as a contract under seal as of the date first written above.

CITY OF LOWELL, MA

Broadway Street Holdings, Inc.

By: _____

Eileen M. Donoghue, City Manager

By: _____

Roger Ploof, President

Approved as to form:

Christine O'Connor, City Solicitor

EXHIBIT A

The land, including all improvements thereon, sometimes known as 250 Mount Vernon Street, Lowell, Middlesex County, Massachusetts (assessed as 268 Mount Vernon Street, 5 Farnham Street, and 234 Mount Vernon Street in said Lowell), and more particularly described as follows:

PARCEL 1 (Registered Land):

The land together with the buildings thereon, located in Lowell, County of Middlesex, Commonwealth of Massachusetts, and described as follows:

WESTERLY	by Mount Vernon Street, two hundred eight and 711/1000 (208.711) feet;
SOUTHERLY	by Lot 2, one hundred eighteen and 145/1000 (118.145) feet;
SOUTHEASTERLY	by Lot 2, twenty-eight and 284/1000 (28.284) feet;
SOUTHWESTERLY	by Lot 2, two and 734/1000 (2.734) feet;
SOUTHEASTERLY	by Part of Parcel 3, one hundred forty-Five and 143/1000 (145.143) feet;
SOUTHEASTERLY	by Farnham Road, thirty-four and 297/1000 (34.297) feet;
EASTERLY	by land now or formerly of R.L.A. Realty Trust, one hundred fifteen and 399/1000 (115.399) feet;
NORTHERLY	by land now or formerly of Henry Kucharzyk and land now or formerly of W.J. Lynch Paint, one hundred four and 94/100 (104.94) feet;
EASTERLY	by land now or formerly of W.J. Lynch Paint, one hundred and 000/1000 (100.000) feet;
NORTHERLY	by Broadway, fifty-nine and 167/1000 59.167) feet;

WESTERLY by land now or formerly of Muldoon Oil Heat, Inc., one hundred and 000/1000 100.000) feet;

WESTERLY by land now or formerly of Muldoon Brothers, Inc. and by land now or formerly of Kazanjian Enterprise, Inc., one hundred fifteen and 000/1000 (115.000) feet; and

NORTHERLY by land now or formerly of Kazanjian Enterprise, Inc., sixty-six and 932/1000 (66.932) feet.

All of said boundaries are determined by the Land Court to be located as shown on Subdivision Plan 8637-C, drawn by Gabor Szava-Kovats, R.L.S., dated July 16, 1997, filed with Certificate of Title 33173 and said land is shown as Lot Three (3) on said plan.

PARCEL 2 (Unregistered Land):

The land in said Lowell, with the buildings thereon, situated on the Southerly side of Farnham Street, containing 15,148 square feet, now supposed to #5-11 Farnham Street and shown as Parcel 3A on a "Plan of Land in Lowell, Middlesex County, MA, Belonging to: Kazanjian Enterprise, Inc., Surveyed by: Gabor Szava-Kovats, R.L.S., Scale 1" = 40 ft., dated July 23, 1997", and recorded with said Deeds in Plan Book 194, Plan 123, and thus bounded:

Beginning at a stone bound in the Southerly line of said Farnham Street at the Northeasterly corner of the granted premises and at the Northwesterly corner of land now or formerly of Anthony and Minnie Toohy and thus bounded:

SOUTHEASTERLY by land now or formerly of owners unknown, Leo Cao, other land of the Grantor and land now or formerly of Acre Triangle Community Development, one hundred ninety-six and 71/1000 (196.071) feet;

SOUTHWESTERLY by land now or formerly of Acre Triangle Community Development, twenty-one and 996/1000 (21.996) feet;

NORTHWESTERLY by land now or formerly of Kazanjian Enterprise, Inc., twenty-one and 250/1000 (21.250) feet;

SOUTHWESTERLY by land now or formerly of Kazanjian Enterprise, Inc., sixty-six and 659/1000 (66.659) feet;

NORTHWESTERLY by land now or formerly of Kazanjian Enterprise, Inc., one hundred forty-five and 143/1000 (145.143) feet;

NORTHERLY by Farnham Street, ninety-eight and 00/100 (98.00) feet.

PARCEL 3 (Unregistered Land):

The land in Lowell, in said County of Middlesex, with the buildings thereon, being shown as Lot No. 1 on "Subdivision Plan of Land in Lowell, Mass., belonging to Leo LaFortune, Surveyed July, 1995 by The American Land Survey Co., Inc." which plan is recorded with Middlesex North District Deeds, in Book of Plans 86, Plan 59, and further described and shown as Lot 4 on a "Plan of Land in Lowell, Middlesex County, MA, Belonging to: Kazanjian Enterprise, Inc., Surveyed by: Gabor Szava-Kovats, R.L.S., Scale 1" = 40 ft., dated July 23, 1997", and recorded with said Deeds in Plan Book 194, Plan 123, bounded and described as follows:

Beginning at a point on the Easterly side of Mt. Vernon Street and twelve feet south of the Southwesterly corner of land conveyed to Jean B. Verdue et al by deed dated April 2, 1945, and recorded in Middlesex North District Deeds, Book 1021, Page 91; thence

EASTERLY at an exterior angle of $96^{\circ} 81'$ along the line of land of Loretta S. Rene, now or formerly, to a stake, thence

NORTHERLY four and 95/100 (4.95) feet to a stake; thence

EASTERLY at an interior angle of $90^{\circ} 13'$ to a stake on the line of land of Friend Lumber Company of Lowell, now or formerly, thirty-seven and 72/100 (37.72) feet; thence

SOUTHERLY at an angle along the line of land now or formerly of Friend Lumber Company of Lowell, one hundred

fifteen and 00/100 (115.00) feet to a stone bound in the Northerly line of Farnham Street, formerly called Fulton Street; thence

WESTERLY at an angle by the Northerly side of Farnham Street, sixty-seven (67) feet; more or less, to a stone bound in the Easterly side of Mt. Vernon Street; thence

NORTHERLY at an angle by the Easterly line of Mt. Vernon Street, seventy-eight and 46/100 (78.46) feet, more or less, to the point of beginning.

May 28, 2019

Eileen M. Donoghue
City Manager
Lowell City Hall
375 Merrimack Street
Lowell, MA 01852

Diane N. Tradd
Assistant City Manager, DPD Director
JFK Civic Center
Arcand Drive
Lowell, MA 01852

Re: 234-268 Mt. Vernon Street and 5 Farnham Street, Lowell MA

Dear Manager Donoghue and Ms. Tradd:

This letter responds to questions provided by the City with regard to the RAM Plan prepared by Nobis Environmental, Inc. This plan was prepared under contract to Broadway Street Holdings, Inc. (BSH). Some ten (10) questions were posed to BSH and Nobis. They are addressed below.

Question 1:

RAM Plan

Section 5.4, Page 9 – “Nobis will provide environmental consulting services to advise BSH during soil excavation (excavation extents) and collect confirmation samples for contaminated media while working towards a condition of No Significant Risk.”

City of Lowell

This language is unclear. Is this remediation being conducted under the oversight of an LSP/Nobis? Will Nobis be responsible for and are they under contract for the production of any RAM Status Reports and/or the RAM Completion Report as this work progresses?

Answer:

As per the MCP, RAM activities are required to be conducted under the oversight of an LSP. Nobis produced and is responsible for completing the RAM plan, IRAs and associated reporting (ongoing LNAPL gauging and an IRA Status report) until the next IRA status report, which is due in June 2019. Following the submittal of the RAM Plan and interim IRA report, and by mutual agreement, Nobis will end its services to BSH. BSH then intends to engage End Point, LLC as LSP. The successor LSP will be responsible for monitoring the RAM Plan, additional testing and reporting during the remediation process, providing further IRA status reports and services associated with the ultimate project close out.

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Diane N. Tradd
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End Point, LLC has offices in Boston MA, Marlborough MA and Londonderry NH. End Point's project list and further information can be seen at <https://endpointllc.com/projects/>. S&R Corporation has worked with End Point, LLC previously and is confident with regard to their professionalism, services and timeliness. It is anticipated that a contract agreement will be executed between the parties shortly.

Question 2:

RAM Plan

Section 5.4, Page 10 – “Based on findings of the Phase II, soil contamination may extend north into Broadway street, west into Mt. Vernon Street, and south below the service station building. BSH elected to forgo additional Site investigations to horizontally delineate contamination in these areas and vertically delineate contamination throughout the Disposal Site and instead elected to manage assessment and delineate contamination during the remediation efforts through soil screening and comprehensive confirmatory sampling to be performed during the RAM.”

City of Lowell

This section recognizes that the total horizontal and vertical extent of contamination was not found during Phase II activities. As a result, there is an unquantified amount of soil to be removed and disposed of with unknown associated costs. Some estimates of tonnage have been provided, however; it is not known if these estimates will be the total amount of soil removed.

Answer:

Page 14, paragraph 2 of the RAM Plan presents a calculated volume of known contaminated soil and adds and estimated volume for areas not previously delineated. There is an unquantified amount of contamination that may be present in these areas and for logistical reasons, BSH elected to continue to investigate these areas during the RAM.

Overall, the actual volume of soil to be managed is not known with certainty; however, based on current estimates and interpolation of existing and historical data, the volume of known contaminated soil anticipated to be removed is 3,500 cubic yards (5,250 tons). The 3500 CY estimate is based on known contamination.

Nobis carried an additional 1,000 CY of soil as a contingency for addressing the Delineation Areas above, bringing the Disposal Site total to 4,500 cy/6,750 tons; however, this is only an estimate and actual amounts will not be known prior to performing RAM activities. BSH will attempt to delineate and remove additional soil in the Delineation Areas during the RAM via excavation sampling and field screening and observations.

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Diane N. Tradd
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Question 3:

City of Lowell

Is it expected that BSH will chase all contamination it is required to during these RAM activities in these areas?

Answer:

BSH has agreed to chase contamination as needed and, if possible, to achieve Site closure; however, excavation and off-site disposal may not be a viable option in the active rights-of-way (ROWs, i.e. the streets). Additional investigation and remedial alternatives beyond the RAM may be needed, particularly in ROWs, to achieve Site closure. These will not necessarily be RAM modifications but may rely on other alternatives to be developed from data generated during the RAM.

Question 4:

City of Lowell

What is the potential for RAM Modifications or possible delays as a result of increased soil disposal costs?

Answer:

RAM modifications may be required if the amount of identified contamination significantly exceeds the disposal estimates; however, delays to site clean-up activities are not expected. As BSH will state below, increased disposals costs are not expected to cause delays.

Nobis anticipates that specified areas will be delineated and addressed during the RAM, as extending excavation in this area is now impeded by the ROWs. Nobis does not anticipate delays in completing the RAM in the current Disposal Site, once initiated. Completing the proposed RAM will allow for faster site redevelopment since planned RAM activities will restore the Site in the proposed redevelopment footprint. BSH is not planning to postpone remediation until the remaining delineation areas are addressed.

Additional Comments:

Pursuant to information on financial capacity included in a financial report provided to the City as part of the April 25, 2019 response to the City's initial March 18, 2019 letter from Diane Tradd, BSH and the principals have sufficient resources through S&R Corporation to complete remediation pursuant to the RAM Plan, as required, subject to extraordinary conditions.

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Diane N. Tradd
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Question 5:

RAM Plan

Section 5.4, Page 10 – “BSH will take care not to impact or destroy the existing monitoring network if possible. BSH will replace any wells affected by remedial activities with replacement well points installed during backfill or Site restoration so that groundwater can be evaluated after soil excavation activities are complete.”

City of Lowell

If wells on City-owned property are damaged or removed during the course of work, a list of damaged or removed wells must be provided to the City. Additionally, the City will require a plan and schedule for their replacement if an LSP determines they are necessary for future assessment/remediation activities.

Answer:

The LSP considers the wells restored/replaced during the Phase II (the 19 wells depicted on Figure 1-3) as necessary for future assessment/remediation activities. Based on the proposed work, it is inevitable that monitoring wells within the excavation area on the City-owned parcel will be impacted need to be replaced (wells MW-6, -9, and -201). BSH will take care to protect wells outside of the excavation area. As stated in the RAM, BSH will replace any wells affected by remedial activities with replacement well points installed during backfill or Site restoration. As a cost savings measure, BSH will likely attempt to reinstall wells as previously constructed during backfilling activities. If this is not possible, or if wells outside of the excavation area are damaged or destroyed, BSH will contract an environmental driller to replace wells as previously constructed after the conclusion of excavation and backfilling.

Question 6:

RAM Plan

Section 5.4, Page 10 – “It is possible that soil excavation (source removal), LNAPL recovery, and dewatering operations during remediation could be adequate to reduce groundwater concentrations to a level of no significant risk. Nobis (or its successor) will conduct a comprehensive round of groundwater sampling after the completion of excavation activities to identify current groundwater conditions and evaluate if site groundwater still poses a risk to human health and the environment.”

City of Lowell

If the groundwater concentrations are not reduced to a level of “no significant risk” following the work, is there a plan going forward? Have options been discussed?

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Diane N. Tradd
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Answer:

It is not unusual for groundwater contamination to be remediated with the removal of contaminated soil and dewatering activities that will likely capture LNAPL, as this serves as a source removal. However, site closure cannot be obtained until groundwater contamination is addressed. BSH is aware of the responsibility to address groundwater contamination if elevated levels of groundwater constituents persist; however, specific options to address groundwater contamination have not been discussed, as these will be based on contaminant levels detected during post RAM groundwater monitoring.

Question 7:

RAM Plan

Section 5.4.4, Page 13 – “One sampling event will be conducted immediately after RAM completion and the second event will be conducted 5 to 6 months after the first event to assess seasonal variation in groundwater quality.”

City of Lowell

If soil removal isn't expected to be completed until August 2019 (per the RAM schedule), how does soil removal and the subsequent sampling schedule impact the construction schedule? In your potential schedule from your March 5th letter, you had indicated that Phase I Site Work would begin on July 30th, 2019. Based on the RAM Plan, it appears that construction could be delayed to 2020.

Answer:

The commencement of the project schedule and ultimate project construction are subject to the City of Lowell's final comments on the RAM Plan and granting of an access agreement for remediation purposes to BSH, which requires a completed access agreement and vote of the Lowell City Council. An access agreement has been sent to the office of the City Solicitor for comment. Once these conditions are met and the RAM Plan is submitted, BSH becomes obligated by MASS DEP to a 120-day completion schedule. As the removal of ASTs and USTs and demolition of the Muldoon garage and residential building were accomplished in a matter of weeks, BSH has the capacity to mobilize and perform on a timely basis. Finally, Phase I and Phase II of the project represent independent schedules, as recognized by DPD and permitting authorities. Phase I, Owl Stamp /Megan's House are essentially permitted, foundations and buildings design subject only to imminent approvals from the Lowell Historic Board. Phase II, the recently submitted residential plan (see April 25, 2019 BSH response) is subject to permitting and other approvals. If the RAM Plan was to be submitted, as an example as of June 1, 2019, the 120-day period would bring the schedule for completion to October 2019. Subject to four to six months for final plans and permitting, construction of Phase II would then commence in Spring, 2020. This schedule is influenced by results of the remediation itself. It is logical for construction to occur on a clean building site while other methods may be needed to compensate for any ongoing remediation activities, i.e., remaining test wells, areas where pervious surfaces such as parking lots may be advantageous. See also answer to Question 2.

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Diane N. Tradd
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City of Lowell

Questions 8-10:

8. Is there a plan that shows proposed stockpile areas? Is it expected that stockpiles will be stored on the City-owned property?
9. Where does BSH plan on staging equipment? Is that a plan that shows the layout of remediation activities along with construction staging?
10. How does BSH intend to maintain site security during the course of work? Will the entire disposal site be fenced?

Answers (Questions 8-10):

BSH will install temporary fencing around the Disposal Site and associated work areas and secure the Site at the end of each workday for the duration of the RAM project. Equipment and stockpile staging areas, as determined by BSH, will be depicted on an attached plan. Due to the extent and depth of anticipated excavation on the former Muldoon parcels, BSH will require cooperation to use City property for stockpiling, storing and staging of equipment. Testing will occur as soils are excavated, and therefore, holding times, treatment (if needed) and shipping schedules could vary.

A temporary fence has now been placed around both the Muldoon's and City property off of Broadway. To the extent allowed by the owner, the same will be done for 452 Broadway Street, which also contains an area contaminated soils, for which BSH also has remediation responsibilities. This property is currently owned by Southern End Realty, Frank Gorman, principal. An access agreement has been drawn up requesting permission for access and remediation for this property as well, concurrent to other work. Once the City grants access and the RAM Plan is submitted, a revised work schedule will be prepared and updated as necessary regarding work, work areas, equipment positioning, storage, and security.

Summary

BSH is hopeful that the above answers in combination with the extensive information provided in the BSH/Megan's House/Owl Stamp letter of April 25, 2019 are sufficient to receive the City's timely approval of an access agreement for remediation purposes, thus leading to submittal of the RAM Plan and immediate commencement of remediation. With regard to this project and the interests of all parties, time truly is of the essence.

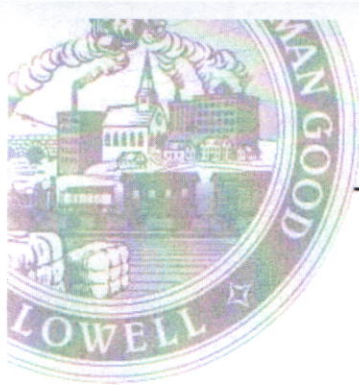
Thank you for your consideration.

Sincerely,

Fred Faust, CCIM, President
The Edge Group, Inc.

Attachment





Eileen Donoghue
City Manager

July 9, 2019

Mayor William J. Samaras
And
Members of the City Council

Re: Temporary Access Agreement for 234 Mount Vernon Street, 268 Mount Vernon Street
and 5 Farnham Street

Dear Mayor Samaras and Members of the City Council:

Broadway Street Holdings, Inc. has requested access to the City owned property located at 234 Mount Vernon Street, 268 Mount Vernon Street and 5 Farnham Street.

The property would be accessed to perform environmental remediation work. The Access Agreement indemnifies the City from injury to persons and property damage. The Agreement requires the contractor to obtain all necessary permitting approvals and restore the site to its original condition upon completion of the agreement.

If you have any questions or need any assistance in this matter, please contact Diane Tradd, Assistant City Manager at (978) 674-1401 or me.

Sincerely,


Eileen Donoghue
City Manager

ED/cbg
Attachment

cc: Diane Tradd, Assistant City Manager/DPD Director
Christine P. O'Connor, City Solicitor
Patricia Lucken, Asset Manager
Joseph Giniewicz, urban Renewal Project Manager